



GREBE DRIVE, MELTON MOWBRAY

Asking Price Of £335,000

Four Bedrooms

Freehold



MODERN THROUGHOUT

ENSUITE

DOWNSTAIRS WC

KITCHEN DINER

CLOSE TO MELTON COUNTRY PARK

REAR ENCLOSED GARDEN

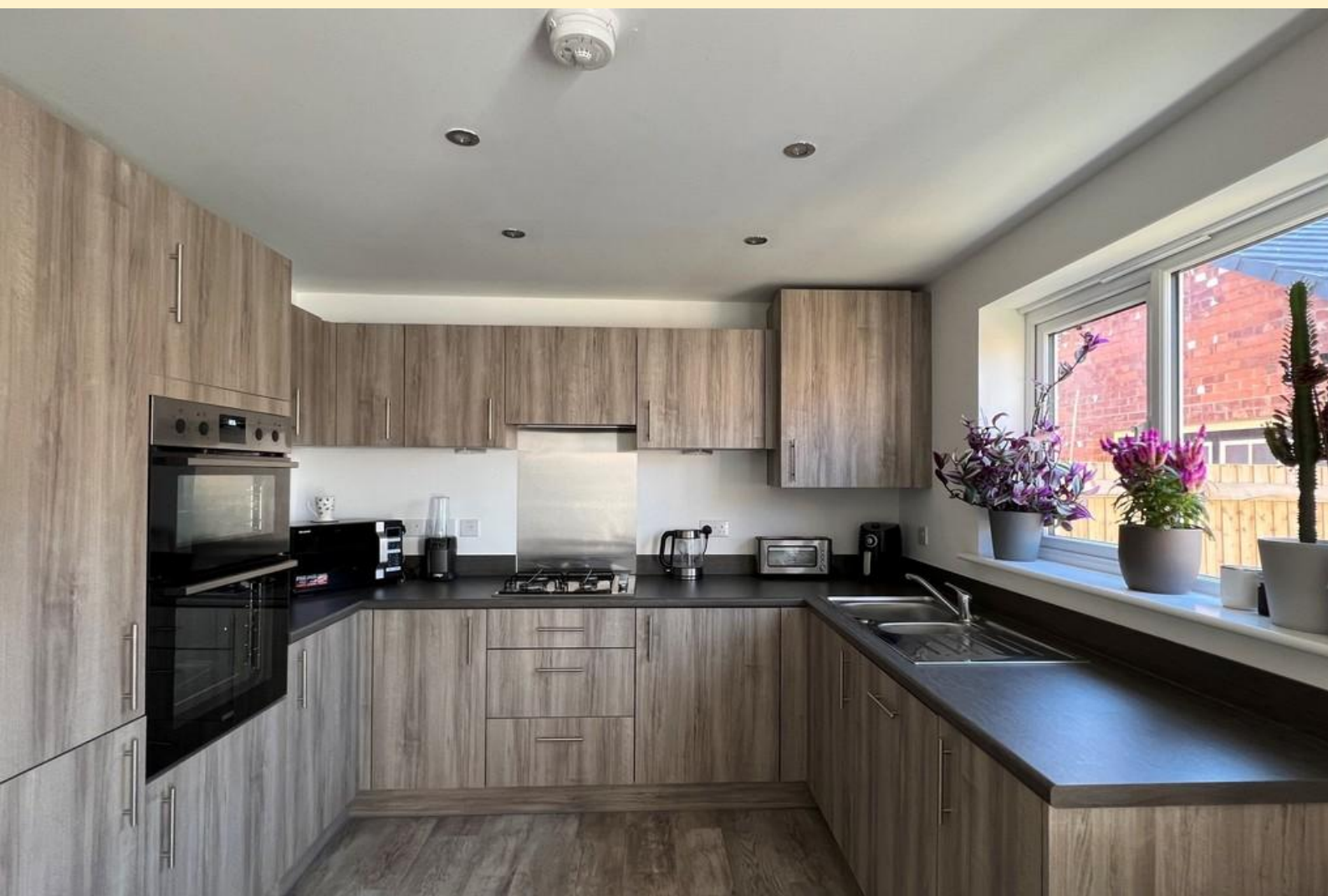
OFF ROAD PARKING

LOCAL SCHOOLS NEARBY

COUNCIL TAX BAND D

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Beautiful four bedroom detached home on a new estate, situated to the North of Melton Mowbray on a much sought after area. Within walking distance of the Melton Country park and Ideally situated for commuting to Grantham, Leicester, Nottingham and Newark.

The accommodation in brief comprises; Entrance hall, lounge, downstairs WC and kitchen diner to the ground floor. Master bedroom with an ensuite, three further bedrooms and a family bathroom to the first floor. Outside the property benefits from ample off road parking and a rear garden.



ENTRANCE HALL Composite door into the entrance hall having stairs rising to the first floor landing, under stair storage cupboard, cloaks cupboard, radiator and carpet flooring.

KITCHEN DINER 9' 11" x 19' 2" (3.03m x 5.86m) Open-plan kitchen diner fitted with a contemporary range of wall, base and drawer units, return work surfaces, stainless steel sink and drainer with mixer tap over. Integrated appliances to include; Zanussi eye level double oven, gas hob with extractor hood over, dishwasher, washing machine and fridge freezer. Double glazed window and french doors to the rear garden, ample room for a dining table, radiator, TV aerial point, LED spotlights and laminate wood flooring.

WC 7' 3" x 4' 9" (2.22m x 1.45m) Comprising of a low flush WC, pedestal wash hand basin with tiled splash back, vinyl flooring and radiator.

LOUNGE 12' 2" x 15' 10" (3.72m x 4.85m) Having a double glazed window to the front aspect with fitted shutters with views of the open countryside, radiator, TV aerial point and carpet flooring.

BATHROOM 7' 1" x 6' 5" (2.18m x 1.96m) Fitted with a white three piece suite comprising of a panel bath with shower riser over and glazed shower screen, pedestal wash hand basin and a close coupled WC. Heated towel rail and cushioned vinyl flooring.

MASTER BEDROOM 11' 4" x 10' 4" (3.47m x 3.17m) Having a double glazed window to the rear aspect, radiator and carpet flooring. Door to the ensuite.

ENSUITE 5' 4" x 3' 7" (1.63m x 1.11m) Comprising of a shower cubicle, pedestal wash hand basin and a close coupled WC. Radiator and cushioned vinyl flooring.

BEDROOM TWO 9' 4" x 10' 9" (2.86m x 3.28m) Having a double glazed window to the front aspect, radiator and carpet flooring.

BEDROOM THREE 7' 5" x 12' 11" (2.28m x 3.95m) Having a double glazed window to the rear aspect, radiator, in-built cupboard and carpet flooring.

BEDROOM FOUR 11' 10" x 8' 0" (3.63m x 2.46m) Having a double glazed window to the front aspect, radiator, over stair storage cupboard and carpet flooring.

OUTSIDE TO THE FRONT Off road parking to the side with gated access to the rear garden. Courtesy lighting, small lawn with planted shrubs and paved path to the front door.

REAR GARDEN Mainly laid to lawn with a small paved area adjacent to the house, garden shed, courtesy lighting and garden tap.

USEFUL INFORMATION Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.

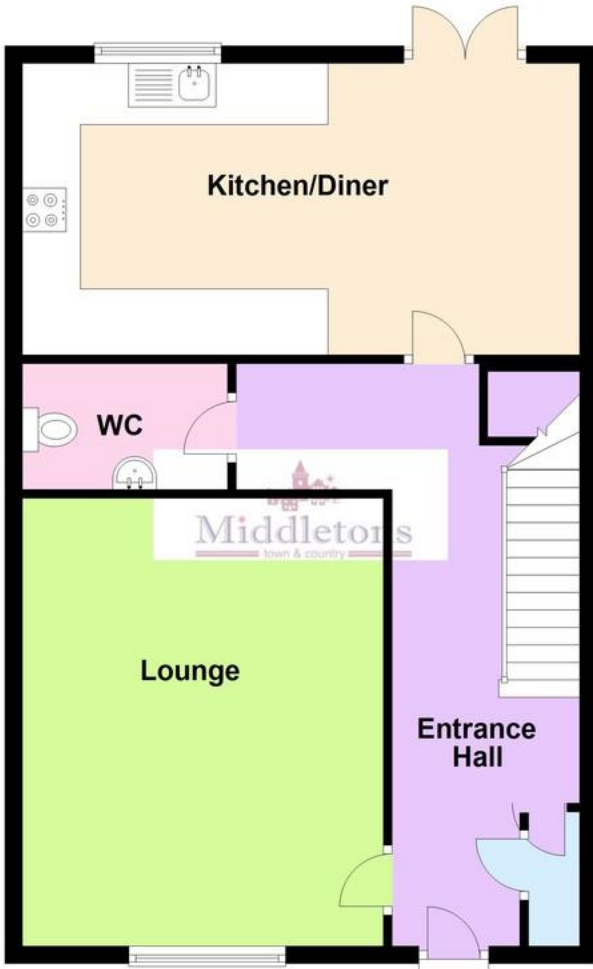
WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.



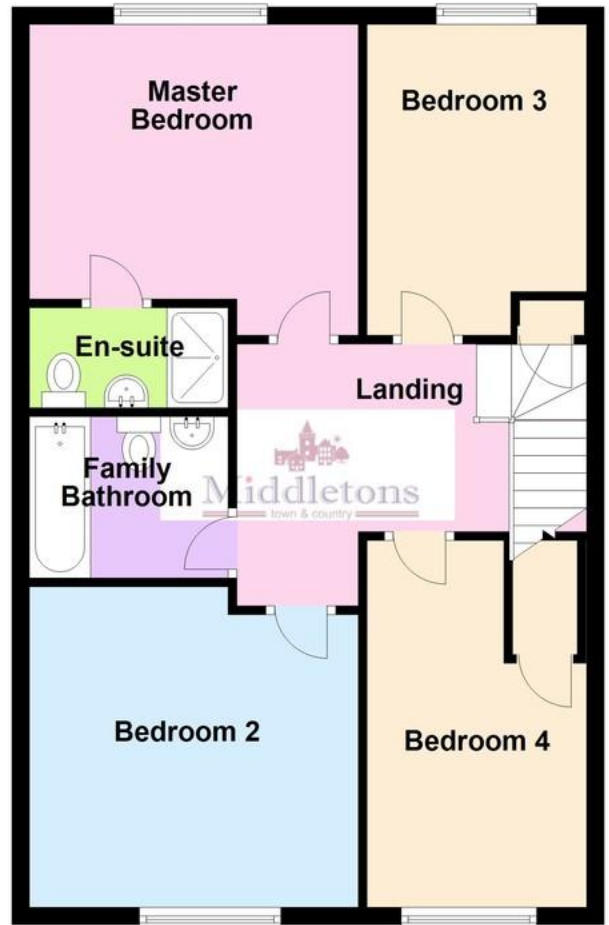




Ground Floor



First Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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THE PROPERTY OMBUDSMAN
Approved Redress Scheme

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.